

**Securing Special Apple Loans With Fixtures
Commodity Credit Corporation**

Financing statement - fixtures. A financing statement covering goods which are or will become fixtures to real estate remains perfected and effective for 5 years from the date of recording, and for subsequent incremental periods of 5 years as long continuation statements are timely recorded. The original recording date governs the effective period and the 5 year incremental periods of continuation. Financing statements covering goods which are or will become fixtures to real estate will be submitted to the County Clerk's Office for recording in the real estate records of the County in which the real estate is located.

(i) Initial loan. A properly completed Form UCC-1A will be recorded after loan approval with the County Clerk's Office of the County in which the real estate is located. The original recorded Form UCC-1A (or evidence of it's recording) must be received from the County Clerk's Office before the date of delivery of the check to the borrower or the date of first withdrawal of funds from a supervised bank account.

(ii) Subsequent loan. A properly completed Form UCC-1A financing statement recorded previously and since maintained, which contains the complete and entire description of collateral and accurately describes all of the real estate on which the fixture(s) are or will be located, will provide proper notice for any and all subsequent advances for the effective period of the initial financing statement (five years) and subsequent 5-year continuation periods which have been properly perfected.

(A) If the collateral description on the previously filed financing statement does not contain the complete and entire description of collateral, the previously filed financing statement does not contain a description of the real estate sufficient as if it were contained in a mortgage of the real estate, or the collateral has been moved and affixed to a new location not described on the previously filed financing statement, a new Form UCC-1A financing statement will be recorded as instructed for initial loans.

(B) If the borrower's mailing address has changed, a Form UCC-3A, "Statement of Termination, Continuation, Assignment, Release, Amendment," may be used in lieu of a new Form UCC-1A recording to amend the original Form UCC-1 financing statement filing to provide the borrower's new mailing address. A Form UCC-3A amendment to a financing statement does not extend the period of effectiveness of the financing statement, and is effective as to any added collateral only from the recording date of the amendment.

(2) Financing statements - fixtures. Financing statements describe certain types of collateral. Since FSA's pre-printed forms of financing statements are not generally in a format acceptable for use in Oregon, the following will be observed in preparing Form UCC-1A, "State of Oregon Uniform Commercial Code Financing Statement Real Property - Form UCC-1A," to assure that all items of collateral are covered as intended by the Agency:

(i) Under Item 2A, "Secured Party Name(s)," insert the following words:

**UNITED STATES OF AMERICA
acting through the
COMMODITY CREDIT CORPORATION**

(ii) Under Item 2B, "Address of Secured Party," insert the street address of the County Office rather than a Post Office box number.

(iii) Under Item 3, the following will be observed:

(A) Following the words "This financing statement covers the following types (or items) of property (check if applicable):," a specific description of the item(s) that have or will become fixtures to the real estate will be entered if space permits. If space does not permit, the words "As described in the attached Exhibit A" will be entered, and an 8 ½" x 11" overflow sheet initialed by both the debtor(s) and FSA will be attached in the following format:

Exhibit A

**UCC-1A State of Oregon Uniform Commercial Code
Financing Statement - Real Property**

This financing statement covers the following types (or items) of property:

(Insert description of the type or items of security property)

The above described goods are or are to become fixtures, or are or are to become affixed to the following-described real estate:

Farm or Other Real Estate Reputed Owner	Approximate No. of Acres	County & State	Approximate Distance and Direction From a Named Town or Other Description
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[If the Debtor(s) own the real estate on which the goods have been or will be affixed, make reference to and attach a complete legal description]

(B) An "X" will be placed in the box immediately prior to the words "The goods are to become fixtures on: _____."

(C) If securing in interest in standing timber, an "X" will be placed in the box immediately prior to the words "The above timber standing on: _____."

(D) Immediately following the words "(describe real estate)," enter a complete legal description of the debtor's real estate upon which the goods have been or will be attached if space permits. If space does not permit, enter the words "As described in the attached Exhibit A," and prepare an overflow sheet as described in above. If the goods have been or will be attached to real estate not owned by the debtor, enter a table with the appropriate information in the four column headings shown in the Exhibit A described above, and insert the name(s) of the owner of the real estate as it appears in the County real estate records in the space immediately following the words "The name of a records owner is:."

(E) An "X" will be placed in the box immediately prior to the words "Check box if products of collateral are also covered."

(F) Enter the number of pages of overflow sheets, if any, in the blank space following the words "Number of additional sheets:."

(iv) The following are five examples of acceptable descriptions of fixtures that may be included on or attached to Forms UCC-1A:

A complete sprinkler irrigation system, including but not limited to a Zimatic center pivot, 2 Wade Rain ¼ mile wheel-lines, power movers, hand line, main line, pumps, motors, electric panels, miscellaneous valves, couplers, risers, sprinklers, plus any additions or replacements thereto.

A complete seed cleaning system, including but not limited to a Clipper seed cleaner, 2 Carter separators, debearder, fennel reel, gravity table, scale, sack sewing machine, grain elevators, augers, spouts, pipe, cyclones, motors, electric panels, miscellaneous valves, bins, couplers, conveyers, and related equipment, plus any additions or replacements thereto.

A complete pipeline milking system, including but not limited to Delaval milking units with detachers, Black Diamond milking stalls, stainless steel milk pipeline, vacuum pump, milk transfer pump, 12-ton grain bin, grain auger, electric motors, electric panels, miscellaneous valves, couplers, pipe, plus any additions or replacements thereto.

A complete bulk milk refrigeration and storage system, including but not limited to a Mueller bulk milk tank, agitator, refrigeration unit, condenser, plate cooler, motors, electric panel, pipe, miscellaneous valves, couplers, plus any additions or replacements thereto.

An undivided interest in a domestic water group service, including but not limited to a well pump, pressure tank, controls, galvanized steel pipe, water meters, 6' x 6' pump house, miscellaneous valves, couplers, pipe, plus any additions or replacements thereto.

When preparing the language describing fixtures, always include the words "including but not limited to" and the words "plus any additions or replacements thereto." A detailed, item-specific description of the fixtures prepared *must* be included on Form CCC 2652, "Promissory Note and Security Agreement," and Form CCC 1927-4 OR that will serve as the Agency's security agreement.